## OPERATORS ACQUIRE

Bny Placid Hall at Corner of
151st St.; Other Apartment
Transactions.

Transactions.

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Isban Realty Corporation, Benjamin
Bernstein, president, has sold Placid
Hall, at 736 Riverside Drive, the southeast corner of 151st street, a six story
elevator apartment, 103x153, having
three, four, five and six room apartments and renting for about \$67,000, to
the 170th Street and Broadway Company, consisting of Vogel & Schultz
and Schwartz & Rosenberg. The property was held at \$375,000. The brokers
were M. Cohn & Co. and Henry I.
Cooper. The attorneys were Louis A.
Sable for the seller and Morrison &
Schiff for the purchasers.

C. Bertram Hubbard, Inc., sold for
the Broomis Realty Corporation the four
six story apartments at 520 to 532 East
120th street, 150x100, to a Mr. Finkelstein. The property was held at \$125,000 and has an annual rental of \$21,000,
O. D. and H. V. Dike represented the
purchaser.

Ralph Russo sold for George CizmerWilliam Fox, theatre owner, has conWilliam Fox, theatre owner, has con-

Ralph Russo sold for George Cizmer-ick a three story flat, 16.8x100, at 515½ East 118th street.

Edward Cooper of Brockton, Mass... large holder of realty in New England, has made his initial investment in Manhattan by purchasing from Thomas M. Manning, Jr., the five story twenty family house at 228 West 142d street, near Seventh avenue, 40x100. The property was held at \$55,000 and returned an annual rental of approximately

The Alexander Building Corporation

The Alexander Building Corporation, which has purchased the plot, 50x190, at 26 and 28 Fort Charles place, Marble Hill, from a client of A. N. Gitterman, announces that it will build a five story apartment house on the site with suites of three and four rooms. Edward F. Hammel and Leo Feibel are the architects and engineers. The house will probably be ready for tenants next Epring. White & Case represented the sellers and Charles Zergarini the buyers. The estate of Emil S. Roth, Joseph Sinsheimer trustee, sold the site recently to the present sellers.

Nurses' Home in Deal.

Leased last July by the nurses of the Presbyterian Hospital, the four the present selection of the sellers and Charles & Gobels.

Leased last July by the nurses of the Presbyterian Hospital, the four story dwelling, 25x100, at 47 East Cixtysixth street, has been sold by James C. McGuire & Co, to Laura M. Franklin.

West Thirty-third street to Sidney Zweig and Michael Fischbein.

Henry Shapiro & Co, lessed second floor in 1955 Broadway for the receivers of the American Real Estate Company

Douglas L. Elliman & Co. leased for yers Mortgage Company, his five-story residence at 12 East Sixty-eighth street, for the coming season, furnished to James A. Moffett, of the Standard Oil Company of New Jersey.

MANHATTAN TRANSFERS.

Jacob Lewis sold to Ray Silberman a four story building, 25x98.8, at 145 West Twenty-fourth street. The New York Life Insurance and

Trust Company sold to Emilio Martini, a four story store tenement, 27x100.9, at 244 East 106th street.

William Mcllwrath sold to Walter MacCaughton, a five story store tenement, 25x100.10, at 318 East 118th

street.

Minnie Reichick sold to Jacob Scherer and others a five story flat, 20x100.11, at 4 East 115th street.

Wurtele Marston sold to Peter Dobbs, a five story flat, 17.8x99.11, at 542 West

Maurice Weinstein sold to Emily Ausbury a three story dwelling, 19.6x 106.8x irregular, at 403 East Fifty-

second street.

Ella F. Scott sold to Mary Lec, a three story dwelling, 16x99.11, at 308
West 137th street.

DRESSMAKER BUYS WEST SIDE DWELLING

A. H. Levy sold the four story fourtren room dwelling at 36 West Ninetysixth street, 20x100.8, which he recently bought from Mrs. Rachel Salsbury, who had owned and occupied it for many

JOHN STREET PARCEL MAY CHANGE OWNERS

BIG FLAT ON DRIVE New Corporation for No. 17; Other Transactions.

Henry Shapiro & Co. lessed second floor in 1455 Broadway for the receivers of the American Real Estate Company to Miss Anna, Inc., for a beauty parlor. The lease calls for an aggregate rental Haggstrom-Callen Company leased a

Allendorf for cigars and stationery Douglas L. Elliman & Co., Inc., leased the top floor in 16 West Forty-ninth street to Francis Bruzierc, photog-

street to Francis Brugiere, photographer.

John J. Healy has made the following leases in the new Healy Building, northeast corner of 148th treet and Amsterday avenue, all for five years from November 1: Metropoli an Lif-Insurance Company, second floor; Saivator Liquori, Mrs. Hoffmann, Libsohn & Brown, Nathan Wald Jack Weinstein, S. Berezowskii and R. Di Pillo & Son.

SUBURBAN TRANSACTIONS.

Maxwell Smith sold for Robert Mc-

Wade his residence together with two lots on Brite avenue, Scarsdale, to Irving C. Davis of this city for occupancy. The property was held at \$20,000. The same broker leased for Mrs. Otis Lake her residence on Colvin place, Greenacres, furnished.

The business building at the corner of Post Road and Chatsworth avenue in the Village of Larchmont has been purchased by Michael Jennings an operator in Larchmont dwellings, who will use it for housing his selling agency. The property was owned by the old firm of Griffen, Prince & Ripley. Chauncey B. Griffen & Co. were the brokers in the sale.

The newly formed Crisfield Realty and Construction Company, John J.

and Construction Company, John J. Tully president, which controls the plot, 200x100, at the northwest corner of South Broadway and Radford street, Yonkers, plans to improve part of the sars. The new owner is Mme. Tuschait, treasmaker, who will use it for her resistence and business. Mr. Levy held it at 33,000. Nicholas Cella was the broker.

Wilkin, attorney, represented both

sa6,000. Nicholas Ceila was the broker.

L. Wilkin, attorney, represented both parties.

Hope Hampton, a screen star, purchased for her residence the dwelling at 1145 Park avenue, 16x70, north of Ninety-first street, from the Gresham Realty Company, which recently remodeled the house. It was held at \$50,000.

George W. Mercer & Son sold for Alfred A. Gray 327 West Fifteenth street, a three story dwelling with a four story extension, 22x92.

Pease & Elliman sold for Mrs. Alice Goff a four story dwelling, 19x100, at 126 West Elighty-fifth street.

James H. Cruikshank has purchased from Rosanna Scanlon 35 Edgecombe avenue, near 136th street, a three story and bascement private dwelling, 17.5x 60. Harry Sugarman was the broker.

ARNOW SALE TO-MORROW.

The Arnow estate, consisting of 147 Joes on Williamsbridge road, within five minutes walk of the Westchester Square station of the Lexington avenue subway line and three blocks from the East Tremont avenue trolley line, will be offered by Bryan L. Kennelly, Inc., at public auction to-westca 22 P. M. on the premises, regardless of weather conditions. The property is being sold by order of Daniel Mapes, Jr., executor, to settle the estate of Matson Smith Arnow.

MONEY TO TOAM AND MANDETA MONEY TO IOAN AND WANTED MONEY TO IOAN AND WANTED MANDETA MONEY TO IOAN AND WANTED TO IOAN AND WANTED MANDETA MONEY TO IOAN AND WANTED MANDETA MONEY TO IOAN AND WANTED TO IOAN AND WANTED TO IOAN AND WANTED TO IOAN AND WANTED TO IOAN IN INC. To IOAN AND WANTED TO IOAN IN INC. TO IOAN AND WANTED TO IOAN

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ON BOND AND MORTGAGE. ON BOND AND MORTGAGE.



Sterling Mortgage Company Inc. 135 Broadway New York

residence and garage.

Julia Beverley Higgens sold for the estate of James Thompson fifty acres of land, dwelling and outbuildings, at Bedford village, and has leased the following places: For Mrs. Underhill a: Bedford Hills, adjoining the estate of Harold T. White, to George Cabot Ward Low for one year; for Mrs. Adelaide Baylis a cottage at Bedford village to Miss Ella Lowe; for Murray W. Dodge his estate at Mount Kisco to Samuel Huntington for the seasen of 1922, and for Dr. John T. MacCurdy his place at Pleasantville, adjoining the Choate estate, to F. M. Dearborn for the winter.

winged Foot Golf Club, composed of the golf playing members of the N. Y. A. C., threegh its holding company is buy-ing about 280 acres in New Rochelle for a thirty-six hole golf course, which will be one of the largest in the East. About 75 per cent of the land is be-ing purchased from one seller and the balance is owned by one or two others. There will be nine holes ready for use by next spring. The club, which at FLATBUSH TO HAVE TWO ELEVATOR APARTMENTS

Builders Buy Sites and Announce Projects.

Two six story apartment houses are to be exected on Avenue K between East Twelfth and East Thirteenth streets, according to an aunouncement by the West Broadway Leonard Corpers in of New York, whice purchased the site from the Long Island Investment and Improvement Company through J. Lacov. The plot fronts 290 feet on Avenue K and 100 feet on each street. The houses will have elevators and will be divided into suites of from three to five rooms. Work, it was said

GOLF FANS IN N. Y. A. C.

Will Build Big Club House and 36 Hole Course.

Winged Foot Golf Club, composed

As exclusively announced in THE

Youk Hanalo yesterday, the

The four story building with storea, 18275, at 456 Seventh avenue near Thirty-fifth street, is to be taken over by the newly formed 456 Seventh Avenue Company (Jacob Scherin, Henry Kammer-ling, Louis Kramer and Philip Rosenberg).

William Fox, theatre owner, has conveyed the plot 30,3x290 on the west side of Broadway, adjoining the new Keith Collseum Theatre, at the north-west corner of 131st street, and running through the block to Bennett avenue, to Lewin Sells. It carries a mortisage for \$16,500.

RENTING MARKET STILL ABNORMALLY ACTIVE

Pease and Elliman have leased to the linternational Coal Products Company and pany a large amount of space in 255 Fifth avenue for executive offices. The same brokers leased space in 26 East Forty-second street to the Bolton Realty and Construction Company of Philadelphia; and a loft in 23 Washington street to the J. B. C. Products Company. Cross & Brown Co. leased for Healy Resulty Corporation the building at 25 West Eighty-sixth street to the United Hobrew Constitution and Chr. Voizing & West Pity-sixth street to Products Company. Cross & Brown Co. leased for Healy Resulty Corporation the building at 25 West Eighty-sixth street to the United Hobrew Constitution and Chr. Voizing & West Pity-sixth street to the United Hobrew Constitution avenue. CITY REAL ESTATE.

Saminary and Construction Company of Philadelphia; and a loft in 23 Washington street to the United Hobrew Constitution and Chr. Voizing & Son leased to the United Hobrew Company of Philadelphia; and a loft in 23 Washington street to the Linten of the Company of Philadelphia; and a loft in 23 Washington street to the Linten of the Company of Philadelphia; and a loft in 23 Washington street to the Linten of the Company of Philadelphia; and a loft in 23 Washington street to the Linten of the Company of Philadelphia; and a loft in 24 Washington street to the Linten of the Company of Philadelphia; and a loft in 24 Washington street to the Linten of the Company of Philadelphia; and a loft in 24 Washington street to the L

CITY REAL ESTATE. Borough of Queens-Sale or Rent.

CITY REAL ESTATE. Borough of Queens-Sale or Rent.



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Tenant-Ownership Plan Moderate Initial Payment

3 Rooms and I Bath

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and I Bath \$85 \$115 Per Month

4 Rooms

5 Rooms and r Bath

6 Rooms 1 and 2 Baths

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Also 7, 8, 9 and 10 Rooms-1 to 3 Baths

Comfort and convenience combined with wholesome community life at minimum cost Every Room an Outside Room Facing private park or parked street

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All improved, on East 2d and East 3d Streets, between Avenue C and Cortelyou Road, Flatbush. Adjoining New School and Playground; one block from elevated station, 5c Fare and quick transportation to heart of Manhattan. These lots will be sold at \$2,000 each; small payment down and balance of purchase price out of first payment on loan; no subordination.

Will consider placing the entire purchase price of lots on second mortgages when houses are finished and exempt from liens, providing construction is commenced before tax exemption expires. commission of 3% will be paid to brokers on passing of title.

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the sale, exchange or management of
property. Mortgages negotiated.

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Above Harlem River.

Fieldston

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Just think of it, \$1200 was realized from apples alone last year. There is an orchard of 200 trees of Mackintosh Reds, besides five varieties of pears, cherries and grapes. Also a superb vegetable garden. Exquisite rose garden. Beautiful latticed arborway, nearly 100 feet long, leads from entrance to house.

Included are 5-passenger Reo car in good condition, station wagon, buggy, sleigh, U. S. cream separator, 3 sets harness, 2 horses, 2 cows, pig and 50 hens and chickens. Farm implements and garden tools; plenty of firewood and 6 tons of hay. The house is completely furnished, including carpets and rugs This wonderful property, including all furnishings mentioned, must be sacrificed by owner for \$12,000. Immediate cash will talk in this transaction.

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master bedrooms, two filed sains. Top froe
3 maids' bedrooms and bath. Hot was
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on. OWNER, 711 Pine st., Freeport, L. I.

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MAMARONECK -

light, pagest flooring throughout. Modern heating: decorated Convenient destation. Corner piot 75x100. Price \$17.500. Adjoining piot 50x100. Price \$15.500. Owner, FRANK J. SINNOTT, 7 E. 424 st.

New Jersey-Sale or Re

THE RENT YOU NOW PAY ducive, convenient, purely residential is ty. Tatal price, including electric light des, steam heat, hardwood floors, sain complete interior and exterior decreas, only \$8,250. Flor 100:223. Pienty of were and shrubs. Loading and bathling lable. Schools, churches and markets by. A paradise for the kiddles. It's it to buy this home on my terms than to a decent apartment.

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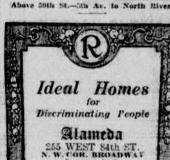
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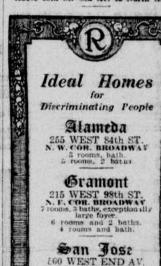
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